

GENERAL NOTES:

1. SITE DEVELOPMENT IS EXPECTED TO BE COMPLETED WITHIN 36 MONTHS FROM PRELIMINARY SUBDIVISION PLAN APPROVAL.
2. LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS. ALL STREETS TO BE BUILT IN CONFORMANCE WITH CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
4. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION.
5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CDOT.
6. CONTRACTOR WILL PROVIDE STREET SIGNS PER CMLDS, 50.05 (9" SIGNS ONLY).
7. "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, CARRYING 1.0 AC. OR LARGER DRAINAGE AREA, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
8. ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF SITE IN AN APPROVED DISPOSAL AREA.
9. ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATION. NO ON-SITE DEMOLITION BURIAL IS PROPOSED FOR THIS SITE.
10. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
11. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
12. THE FOLLOWING DETAILS SHALL BE USED FROM THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDS), LATEST EDITION:

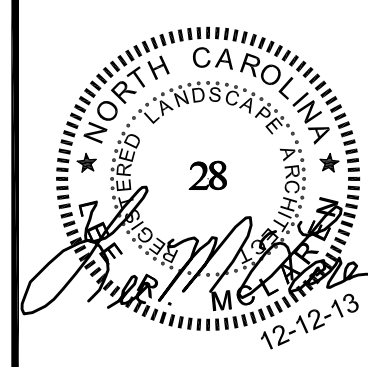
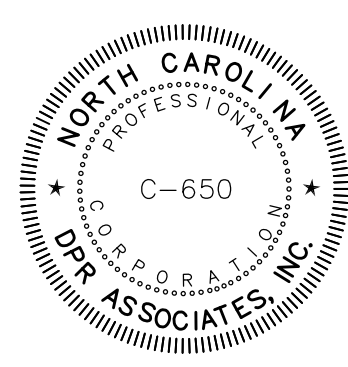
10.17A	2'-6" CURB & GUTTER	10.33A	ACCESSIBLE RAMP STANDARD
10.17B	2'-0" VALLEY GUTTER	10.33B	2'-0" VALLEY GUTTER
10.22	CONCRETE SIDEWALK	10.33B	ACCESSIBLE RAMP SECTION
10.31A	ACCESSIBLE RAMP STANDARD	50.03	CONCRETE CONTROL MONUMENTS
10.31B	ACCESSIBLE RAMP SECTION	50.05A	STREET NAME SIGN
	2'-6" CURB GUTTER	50.06	STREET NAME SIGN LOCATIONS
13. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
14. IN ORDER TO ASSURE PROPER DRAINAGE, PROVIDE 0.50% MIN. GRADE ON ALL CURB & GUTTER.
15. ALL STORM DRAINAGE EASEMENTS SHOWN ON PLAN ARE PERMANENT STORM DRAINAGE EASEMENTS (SDE) TO BE MAINTAINED BY THE CITY OF CHARLOTTE.
16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
17. ALL FILL PLACED ON BUILDING LOTS SHALL MEET NC STATE BUILDING CODE STANDARDS FOR 2,000 POUNDS PER SQUARE FOOT MINIMUM COMPACTION. MAXIMUM GRADED SLOPES = 2:1.
18. CONCRETE MONUMENTS PER CLDS #50.03 ARE TO BE INSTALLED PER STATE AND LOCAL REQUIREMENTS.
19. IN ROLLING AND HILLY TERRAIN, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
20. ALL ROAD IMPROVEMENTS AT WILLOW OAK ROAD TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
22. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEMAED NECESSARY BY THE INSPECTOR.
23. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
24. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
25. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT (WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
26. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
27. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION, FOR HEIGHTS 4' OR GREATER.
28. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT OF WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT OF WAY.
29. CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT OF WAY USE" PERMIT FOR ALL WORK LESS THAN 30 DAYS IN DURATION WITHIN THE PUBLIC RIGHT OF WAY. A MINIMUM OF 5 DAYS ADVANCE NOTICE FOR A LANE CLOSURE AND 10 DAYS ADVANCED NOTICE FOR A ROAD CLOSURE MUST BE TRANSMITTED TO 703-336-440 VIA FAX, ATTENTION BOB STANLEY, INDICATING DATE, TIME, DURATION AND TRAFFIC CONTROLS. ANY OCCUPATION OF THE PUBLIC RIGHT OF WAY FOR A PERIOD OF TIME LONGER THAN 30 DAYS WILL REQUIRE LEASING OF THAT PORTION OF THE RIGHT OF WAY. CONTACT LINDA POISSANT AT 704-336-2562 FOR LEASING INFORMATION.
30. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE AT THE EXPENSE OF THE APPLICANT.
31. CURB AND GUTTER SHOWN ON PLANS ALONG WILLOW OAK ROAD MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY ENGINEERING.
32. APPROXIMATE CONSTRUCTION START DATE: JANUARY 2014
APPROXIMATE CONSTRUCTION END DATE: JANUARY 2015

TREE PROTECTION NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY IS ALLOWED IN THE TREE PROTECTION ZONE.
2. TREE PROTECTION FENCE IS TO BE LOCATED AROUND THE PERIMETER OF ALL TREE PROTECTION AREAS, UNLESS OTHERWISE NOTED ON THIS PLAN.
3. BEFORE GRADING CONSTRUCTION BEGINS, CALL 336-3660 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
4. LIMITED CLEARING OF UNDERBRUSH LESS THAN 2 INCHES IN DIAMETER MAY BE DONE WITH HAND HELD TOOLS WITHIN TREE PROTECTION AREAS, AT OWNERS OPTION.
5. THE SITE HAS BEEN INSPECTED AND NO "HERITAGE" TREES ARE PRESENT.
6. TREE PROTECTION FENCE/ BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
7. TREE PROTECTION FENCE/ BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/ CLEARING/ GRADING/ CONSTRUCTION AND NOT REMOVED UNTIL INSPECTION BY URBAN FORESTRY STAFF.
8. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/ MITIGATION.
9. ALL TREES ON PUBLIC PROTECTION ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262.
10. CONTRACTOR TO SAVE ANY LARGE MATURE TREES NOT WITHIN ESTABLISHED TREESAVE AREA IF BUILDING PLACEMENT AND LOT GRADING ALLOW.

REVISIONS:

No.	Date	By	Description
1	01.23.09	MPB	PER CITY COMMENTS / REVISE EC
2	12.28.12	AHS	PER OWNER
3	07.01.13	AHS	PER CITY COMMENTS
4	12.12.13	AHS	SITE PLAN CHANGE PER NEW OWNER
5	1.14.14	AHS	PER CITY COMMENTS



DPR ASSOCIATES

Landscape Architects

Planners & Engineers

420 Hawthorne Lane

Charlotte, NC 28204

704/332-1204

SITE, STREET PLANTING, AND TREE SAVE PLAN

WILLOW OAK ROAD SITE

CHARLOTTE, NORTH CAROLINA

FOR

PACE DEVELOPMENT GROUP, INC.

Scale:

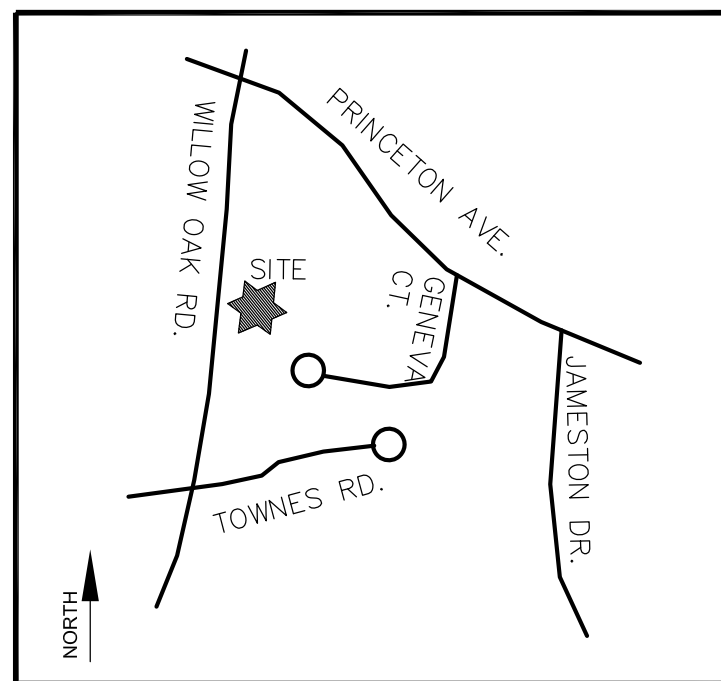
1" = 30'

Sheet Number

L-1

SHEET 1 OF 8 TOTAL

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 2-10-2014



VICINITY MAP - NTS

SHEET SCHEDULE:

- | | |
|-----|--|
| L-1 | SITE, STREET PLANTING, AND TREE SAVE PLAN |
| L-2 | GRADING PLAN |
| L-3 | EROSION CONTROL - PHASE 1 |
| L-4 | EROSION CONTROL - PHASE 2 |
| L-5 | INTERSECTION SIGHT DISTANCE AND ROAD PROFILE |
| L-6 | WILLOW OAK ROAD - CROSS SECTIONS |
| L-7 | ROAD IMPROVEMENT AND TRAFFIC CONTROL PLAN |
| L-8 | STORM DRAINAGE AREA PLAN AND DETAILS |

GENERAL DATA:

OWNER: PACE DEVELOPMENT GROUP, INC.
ADDRESS: 6719-C FAIRVIEW RD.
CHARLOTTE, NC 28210
704-365-1208
PHONE NUMBER:
DESIGNER: DPR ASSOCIATES INC.
ADDRESS: 420 HAWTHORNE LANE
CHARLOTTE, NC 28204
PHONE NUMBER: (704) 332-1204
CITY/COUNTY/ETJ: CITY OF CHARLOTTE

EXISTING SITE DATA

TAX PARCEL NO.: 15111332, 15111377,

TOTAL SITE AREA: +/- 2.4 AC.

EXIST. ZONING: R-4

DEVELOPMENT DATA

DEVELOP AS: R-4

DENSITY ALLOWED: 4.0 UNITS PER AC.
LOTS ALLOWED: 9 LOTS
PROPOSED DENSITY: 3.33 UNITS PER AC.
PROPOSED # OF LOTS: 8 LOTS

TREE SAVE REQUIRED: 0.24 AC. (10% OF SITE)
TREE SAVE PROVIDED: 0.29 AC.

TREE SAVE #1	0.03 AC.
TREE SAVE #2	0.02 AC.
TREE SAVE #3	0.10 AC.
TREE SAVE #4	0.03 AC.
TREE SAVE #5	0.10 AC.
TREE SAVE #6	0.02 AC.
TREE SAVE #7	0.02 AC.
TREE SAVE #8	0.32 AC.

DEVELOPMENT STANDARDS

R-4 STANDARDS

MIN. LOT SIZE: 9,000 S.F. (LESS THAN 5 ACRES)
MIN. LOT WIDTH: 60 FT.
FRONT SETBACK: 20 FT. OR AS NOTED
SIDE YARD: 5 FT.
CORNER SETBACK: 15 FT.
REAR YARD: 40 FT.
BUILDING HEIGHT: 40 FT. MAX.

TREE LOCATION AND SELECTION NOTES:

TREE ORDINANCE PLANTING NOTES:

1. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM THE ROOT BALL.
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL - OR - UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE).
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. CALL 704-336-4824 FOR AN INSPECTION OF TREE PLANTING AT LEAST 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
5. ALL TREES SHALL BE PLANTED PER CMLDS 40.01 AND 40.02.
6. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES
7. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.

APPROVED TREES FOR TREE ORDINANCE STREET TREES (SEE TREE LOCATION NOTE 2 ABOVE)

SYM.	QTY.	BOTANICAL NAME	COMMON NAME
CC	4	Cercis canadensis	Redbud
QN	10	Quercus nuttallii	Nuttall Oak

- NOTES:
1. OTHER SPECIES MAY BE USED FROM THE "APPROVED SPECIES LIST" IN THE CHARLOTTE TREE ORDINANCE, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 2. SEE SHEET L-8 FOR TYPICAL TREE PLANTING DETAIL.

LEGEND:

---	LOT LINE
---	SETBACK LINE
---	RIGHT OF WAY
---	PROPERTY LINE
---	EXISTING INTERNAL PROPERTY LINE
---	PERMANENT STORM DRAINAGE EASEMENT
---	EXISTING TREE CANOPY LINE
---	PROPOSED SIGHT TRIANGLE
---	EXISTING TREE TO BE SAVED
+	PROPOSED STREET TREE
+	PROPOSED TREE SAVE AREA
9	PROPOSED LOT NUMBER

